

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - June 17, 1970

Appeal No. 10415 Olen M. Beal, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, **seconded** and unanimously carried, the following Order of the Board was entered at the meeting of June 23, 1970.

EFFECTIVE DATE OF ORDER - Oct. 30, 1970

ORDERED:

That the appeal for variance from the use provisions of the R-2 District to permit continuation of a flat at 635-37 Alabama Avenue, SE., Parcel 235/56, near Square W-5956, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The subject property is improved with two (2), two (2) story brick buildings with basement which have two (2) apartments in each building.
3. Appellant proposes to continue use of the subject property as flats.
4. Appellant alleged that he purchased the subject property in 1946. At the time of purchase, there were two (2) apartments in each building and they have remained the same for twenty-five (25) years.
5. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has not proven a hardship within the meaning of the variance clause of the Zoning Regulations. However, we feel that this use will not have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent or integrity of the Zoning Regulations and Map.

Appeal No. 10415
October 30, 1970
PAGE 2

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 

PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF
SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR
OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS
WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF
THIS ORDER.